

# ORDINANCE C-22-01

## AN ORDINANCE TO AMEND CHAPTER 1303 OF THE CODIFIED ORDINANCES OF GROVE CITY, OHIO, TITLED DIVISION OF BUILDING REGULATION

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WHEREAS, a review of the current Division of Building Regulation Chapter has been conducted by the Chief Building and Zoning Official; and

WHEREAS, this review initiated the addition of many definitions and new sections for the ability to perform the duties of the Building Department with a better understanding.

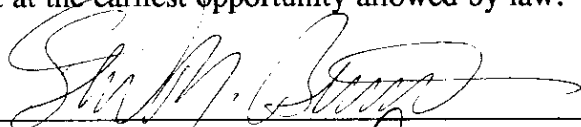
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

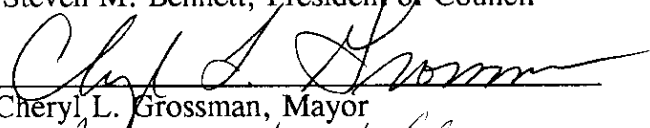
**SECTION 1.** Chapter 1303 is hereby amended as shown in Exhibit "A", which is attached hereto and made a part hereof.

**SECTION 2.** This ordinance shall take effect at the earliest opportunity allowed by law.

Passed: 4-2-01  
Effective: 5-02-01

Attest:

  
Steven M. Bennett, President of Council

  
Cheryl L. Grossman, Mayor

  
Tami K. Kelly CMC/AEE, Clerk of Council

I Certify that this ordinance is correct as to form.

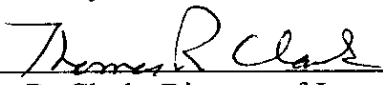
  
Thomas R. Clark, Director of Law

Exhibit "A"  
C-22-01

CHAPTER 1303  
Division of Building Regulation

- 1303.01 Organization and duties.
- 1303.02 Enforcement by Chief Building and Zoning Inspector Official.
- 1303.03 Powers and duties of the Chief Building and Zoning Inspector Official.
- 1303.04 Qualifications of the Chief Building and Zoning Inspector Official.
- 1303.05 Deputy-Building Inspector.
- 1303.06 Right of entry.
- 1303.07 Stop work orders.
- 1303.08 Personal nonliability.
- 1303.09 Cooperation of other officials.
- 1303.10 Code Enforcement Officer.
- 1303.99 Penalty.

CROSS REFERENCES

- Power to regulate building erection - see Ohio R.C. 715.26, 715.29, 737.37
  - Director of Law - see ADM. 137.01 et seq.
  - Department of Engineering - see ADM. Ch. 141
  - Director of Public Safety - see ADM. 147.02
  - Chief of Police - see ADM. 151.02
  - Inspector to endorse dance hall license - see BUS. REG. 711.05(d)
  - Determination of use of grease, oil and sand interceptors in sewers - see S.U. & P.S. 935.06
  - Building Inspector to enforce Zoning Code - see P. & Z. 1131.05
  - Conformance with Building Code required - see BLDG. 1301.01
  - Provisions for inspections - see BLDG. 1307.01 et seq.
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1303.01 ORGANIZATION AND DUTIES.

(a) There is established in the City the Division of Building Regulation which shall be under the jurisdiction of the Director of Public Safety.

(b) The Division shall consist of a Chief Building and Zoning Inspector Official and such deputies and assistant inspectors as may be provided by Council. No person engaged in the services of the Division shall, during the term of his office, enter into any contract for building for others or for furnishing materials. (Ord. C45-66. Passed 7-11-66.)

(c) The Division, under the immediate supervision of the Chief Building and Zoning Inspector Official, shall be responsible for the examination of plans, the issuance or denial of permits under applicable provisions of the ordinances and codes of the City and State laws. He further shall be charged with the responsibility of the inspection of buildings, examination and condemnation of buildings and such other powers as are now or may hereafter be conferred upon the Division or the employees thereof by the ordinances of this City or State laws.

(d) The Division shall be further charged with the construction and inspection of all public improvements when so directed by ordinance or executive order. (Ord. C30-60.)

1303.02 ENFORCEMENT BY THE CHIEF BUILDING AND ZONING INSPECTOR OFFICIAL.

The Chief Building and Zoning Inspector Official is authorized and directed to enforce the provisions of the Building Code. For such purpose, he shall have the powers of a police officer. (Ord. 281.)

1303.03 POWERS AND DUTIES OF THE CHIEF BUILDING AND ZONING INSPECTOR OFFICIAL.

(a) The Chief Building and Zoning Inspector Official shall be the head of the Division of Building Regulation and have the management of all matters and affairs pertaining thereto.

(b) He shall prescribe rules and regulations for the persons engaged in the service of the Division. Such persons shall do and perform such duties as he may require or direct and be under his direction, supervision and control.

(c) He shall be charged with the survey and inspection of buildings and structures and with the enforcement of all parts of this Building Code.

(d) He shall enforce all other laws and ordinances on the same subject matter.  
(Ord. 281.)

(e) He shall be in charge of the examination and approval of all plans and specifications before a permit may be issued and sign and issue all permits, certificates and notices required by this Building Code. (Ord. C19-80. Passed 4-21-80.)

(f) He shall keep proper record showing the location, value and character of every building, structure or other work for which a certificate or permit is issued and a copy of every report or inspection of a building, structure or work with the name of the inspector making the inspection and the date thereof.

(g) He shall make a monthly report to the Director of Public Safety, on or before the tenth day of each month, of the number of permits or certificates issued during the preceding calendar month and the estimated value of construction of the buildings, structures or works for which the permits or certificates were issued and any further information that may be required by the Director.

(h) The determination of value or valuation under any of the provisions of this Building Code shall be made by the Inspector. (Ord. 281.)

#### 1303.04 QUALIFICATIONS OF INSPECTOR.

To be eligible for appointment, the ~~Chief Building and Zoning Inspector Official or chief enforcement official~~ shall be an architect or professional engineer registered in the State of Ohio, having at least five years' experience in building construction and design or a person having at least ten years' experience in building construction, design or inspection. He shall be generally informed about the quality and strength of building materials, the prevailing methods of building construction, good practice in fire prevention, the accepted requirements for safe exit facilities and the proper installation of plumbing, electrical wiring, elevators and other installations for the safety, comfort and convenience of occupants. He shall be in good health and physically capable of making the necessary examinations and inspections of buildings in the course of construction. He shall not have any interest whatever, directly or indirectly, in the sale or manufacture of any material, process or device entering into or used in connection with building construction.

(Ord. C64-75. Passed 9-2-75.)

#### 1303.05 DEPUTY BUILDING INSPECTOR.

There is established the position of Deputy Building Inspector who shall be under the jurisdiction of the ~~Chief Building and Zoning Inspector Official~~ in the Division of Building Regulation.  
(Ord. C7-60.)

#### 1303.06 RIGHT OF ENTRY.

Upon presentation of proper credentials, the ~~Chief Building and Zoning Inspector Official~~ or his duly authorized representative may enter at reasonable times any building, structure or premises in the City to perform any duty imposed on him by the Building Code. No person shall in any way obstruct, hinder, delay or otherwise interfere with the Inspector or his duly authorized representative in such an entrance.  
(Ord. 281.)

#### 1303.07 STOP WORK ORDERS.

(a) Whenever any building work is being done contrary to the provisions of the Building Code, the ~~Chief Building and Zoning Inspector Official~~ may order the work stopped by posting at the work site a printed notice to "stop work" signed by the ~~Chief Building and Zoning Inspector Official~~ or a notice in writing served on any persons engaged in the doing or causing of such work to be done, and any such persons shall forthwith stop such work until authorized by the Inspector to proceed with the work.

(b) Whenever any building work is being done on an existing one- (1), two- (2) or three- (3) family dwelling by an unregistered contractor or without a properly issued permit, ~~Chief Building and Zoning Official~~ shall issue a notice to stop work or authorize a Deputy Building Inspector to issue a notice in writing to be served on any person engaged in doing or causing such work to be done and any such person shall forthwith stop such work until authorized by the ~~Chief Building and Zoning Official~~ to proceed with the work.

(c) Any persons affected by an order of the ~~Chief Building and Zoning Official~~ stopping work, may appeal to the Board of Zoning Appeals as provided in Sec. 1133.

(d) Any "stop work order" issued for any building work regulated under the Ohio Basic Building Code shall be appealed to the Ohio Board of Building Appeals unless such appeal is related to the more restrictive regulations enacted by city ordinances.

#### 1303.08 PERSONAL NONLIABILITY.

Any suit brought against any officer or employee of the City because of any act performed by him in the enforcement of any provisions of the Building Code shall be defended by the Director of Law until the final termination of the proceedings therein. The City shall save such officer or employee harmless from personal liability.

(Ord. C45-66. Passed 7-11-66.)

#### 1303.09 COOPERATION OF OTHER OFFICIALS.

The Chief Building and Zoning Inspector Official may request and shall receive so far as may be necessary, in the discharge of his duties, the assistance and cooperation of the City Engineer in fixing grades, the Chief of Police in enforcing orders, the Director of Law in prosecuting violations, and other City officials. (Ord. C70-60.)

#### 1303.10 CODE ENFORCEMENT OFFICER.

Under the supervision of the Chief Building and Zoning Official, the Code Enforcement Officer shall administer the enforcement of various sections of the Codified Ordinances of the City and issue, when required, the necessary summons, collect evidence and appear in any court as a representative of the City. The officer shall have removed, as necessary, all nuisances, general offenses and zoning violations per Codified Ordinances and other responsibilities as designated by the Chief Building and Zoning Official. Such services shall be rendered in a professional manner subject to the satisfaction of the Chief Building and Zoning Official to whom the Code Enforcement Officer shall report directly.

(Ord. C25-94. Passed 4-18-94.)

#### 1303.99 PENALTY.

(EDITOR'S NOTE: See Section 1301.99 for general Building Code penalty if no other penalty is provided.)